

**BOARD OF APPEALS CASE NO. 4804**

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**BEFORE THE**

**APPLICANT: Smith Chapel United  
Methodist Church**

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**ZONING HEARING EXAMINER**

**REQUEST: Expansion of a non-conform-  
ing structure to construct an addition to  
the existing church; 3109 Churchville Road,  
Churchville**

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**OF HARFORD COUNTY**

**HEARING DATE: April 20, 1998**

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**Hearing Advertised**

**Aegis: 3/11/98 & 3/18/98**

**Record: 3/13/98 & 3/20/98**

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### **ZONING HEARING EXAMINER'S DECISION**

The Applicant, Smith Chapel United Methodist Church is requesting an expansion of a non-conforming use pursuant to Section 267-21 of the Harford County Code in a VR Village Residential District.

The subject parcel is located at 3109 Churchville Road, Churchville, MD 21028 and is more particularly described on Tax Map 42, Grid 3 F, Parcel 193. The parcel consists of 2 acres, is presently zoned VR Village Residential and is located entirely within the Third Election District.

Mr. Paul Papp, Pastor, appeared on behalf of the Applicant. Mr. Papp testified that the church has stood on its present site since 1857. The proposed addition will provide room for Sunday School services and handicap accessibility as well as upgrade restrooms as well as provide increased storage space and an enlarged nursery. The addition is 1032 square feet. The structure will be at the rear of the church from the parsonage lot which is owned by the Church and will maintain the existing setback. The only property that would be impacted by the addition is the adjoining lot which is also owned by the Church. Mr. Papp concluded by stating that he had read the staff report and agreed with each and every statement therein.

There were no protestants that appeared in opposition to the request.

## **Case No. 4804 - Smith Chapel United Methodist Church**

### **CONCLUSION:**

The Applicant is seeking an expansion of a non-conforming use pursuant to Section 267-21 of the Code, which provides:

“The Board may authorize the extension or enlargement of a nonconforming use, with or without conditions, provided that:

- A. The proposed extension or enlargement does not change to a less-restricted and more-intense use.
- B. The enlargement or extension does not exceed fifty percent (50%) of the gross square footage in use at the time of the creation of the nonconformity.
- C. The enlargement or extension does not violate the height or coverage regulations for the district.
- D. The enlargement or extension would not adversely affect adjacent properties, traffic patterns or the surrounding neighborhood.
- E. The limitations, guides and standards set forth in Section 267-9(I), Limitations, Guides and Standards, are considered by the Board.”

The Applicant and the Department of Planning and Zoning have demonstrated that the Applicant’s proposal will meet each of the requirements of Section 267-21. In addition, a review of the facts in light of the Limitations, Guides and Standards set forth in Section 267-9(I) of the Code indicate that no adverse impacts will exist or will occur as a result of the Applicant’s proposal.

The Hearing Examiner recommends approval of the Applicant’s request, subject to the condition that the Applicant obtain all necessary permits and inspections as may be required by Harford County.

Date      MAY 27, 1998

William F. Casey  
Zoning Hearing Examiner